

# Lease with Purchase Option

BY THIS AGREEMENT made and entered into on OCT. 15<sup>TH</sup>, 2008, between RODNEY SEIGLER, herein referred to as Lessor, and ANGELA J. RIOS-LARA, herein referred to as Lessee. Lessor leases to Lessee the premises situated at 1860 HIGHLAND DREAST, in the City of KELLER, County of TARRANT, State of TEXAS, and more particularly described as follows: DOUBLE WIDE MOBILE HOME together with all appurtenances, for a term of 10 year[s], to commence on OCT. 15<sup>TH</sup>, 2008, and to end on OCT 15<sup>TH</sup>, 2018, at 12:00 PM.

1. Rent. Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of FIVE HUNDRED SEVENTY FIVE Dollars (\$ 575.56) per month in advance on the 1<sup>ST</sup> DEC. 1<sup>ST</sup>, 2008, of day of each calendar month beginning 1<sup>ST</sup> DEC. 1<sup>ST</sup>, 2008, of which FOUR HUNDRED NINETY EIGHT Dollars (\$ 498.55) shall be applied to Lessee's LESS INTEREST downpayment to purchase the premises. Rent shall be payable at 375 BARGE POINT LANDING, City of POINT, State of TX, 75472, or at such other place as Lessor may designate. 972-998-7513
2. Form of Payment. Lessee agrees to pay rent each month in the form of one personal check, OR one cashier's check, OR one money order made out to RODNEY SEIGLER.
3. Late Payments. For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of FIFTY SEVEN Dollars (\$ 57.56).
4. Returned Checks. If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of THIRTY FIVE Dollars (\$ 35.00) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.
5. Security Deposit. On execution of this lease, Lessee deposits with Lessor N/A Dollars (\$ N/A), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, except where required by law, on the full and faithful performance by him of the provisions hereof.
6. Quiet Enjoyment. Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
7. Use of Premises. The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

BRENDA Y. BOBADILLA  
Notary Public, State of Texas  
My Commission Expires  
July 20, 2011

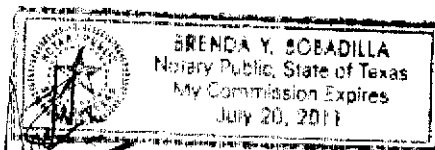
*Brenda Y. Bobadilla*

RS IN A.R.

8. Number of Occupants. Lessee agrees that the demised premises shall be occupied by no more than \_\_\_\_\_ persons, consisting of \_\_\_\_\_ adult(s) and \_\_\_\_\_ child(ren) under the age of 18 years, without the written consent of Lessor.
9. Condition of Premises. Lessee stipulates that he or she has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean and tenantable condition. *AS IS CONDITION.*
10. Keys. Lessee will be given 1 key(s) to the premises and 0 mailbox key(s). If all keys are not returned to Lessor following termination of lease, Lessee shall be charged 0 Dollars (\$ 0 ) per key.
11. ~~Locks. Lessee agrees not to change locks on any door or mailbox without first obtaining Lessor's written permission. Having obtained written permission, Lessee agrees to pay for changing the locks and to provide Lessor with one duplicate key per lock.~~
12. ~~Lockout. If Lessee becomes locked out of the premises after management's regular stated business hours, Lessee will be required to secure a private locksmith to regain entry at Lessee's sole expense.~~
13. Parking. Any parking that may be provided is strictly self park and is at owner's risk. Parking fees are for a license to park only. No bailment or bailee custody is intended. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Snow removal is the responsibility of the vehicle owner. Any tenant who wishes to rent a parking space or garage must sign a Parking Space or Garage Rental Agreement.
14. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.
15. Alterations and Improvements. Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease. *GENERAL MAINTENANCE & IMPROVEMENTS ARE OK.*
16. Damage to Premises. If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

17. *SEE SPECIAL INSTRUCTION LIST.*

*Poddy High - Gary*



*RS*

*TN*

*A.R.*

**RODNEY SEIGLER**

**PAGE # 1**

**375 BARGE POINT LANDING  
POINT, TEXAS 75472**

**972-998-7513 / 903-447-5233**

**SPECIAL INSTRUCTIONS LIST**

MONTH TO MONTH LEASE WITH OPTION TO BUY  
AGREEMENT BETWEEN OWNER / LANDLORD RODNEY  
SEIGLER & BUYER ANGELA J. RIOS-LARA. TENNANT.  
THE FOLLOWING IS AGREED TO BY BOTH LANDLORD AND  
TENNANT.

(1) LEASE PAYMENT IS DUE BY FIRST OF EACH MONTH  
AND IS LATE BY THE SIXTH OF EACH MONTH.

(2) A 10 % LATE CHARGE IS DUE BY THE SIXTH OF EACH  
MONTH ON THE UNPAID AMOUNT.

(3) TENNANT IS RESPONSIBLE FOR ALL DAMAGE DONE  
TO THE PROPERTY AT 1860 HIGHLAND DRIVE  
EAST, KELLER, TEXAS, TARRANT COUNTY.

(4) ~~BACKGROUND CHECK MAY BE DONE ON TENNANT  
AND GUESTS.~~

(5) TENNANT MUST KEEP THE PROPERTY CLEAN AND LOT  
MOWED AT ALL TIMES OR OWNER WILL CHARGE  
TENNANT FOR DOING SO.

(6) TENNANT WILL BE CHARGED FOR PROPERTY TAXES  
AND INSURANCE. THIS WILL BE PART OF PAYMENT EACH  
MONTH. THESE CHARGES MAY GO UP OR DOWN  
ACCORDING TO COUNTY AND SCHOOL TAXES, AND  
INSURANCE COMPANY.

(7) THE COST FOR TAXES THIS YEAR \$466.04. .

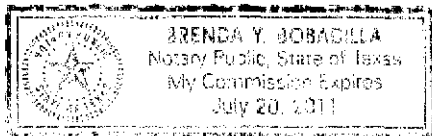
(8) THE COST FOR INSURANCE THIS YEAR \$458.00.

(9) HOUSE PAYMENT FIXED \$498.55 PER MONTH.

(10) MONTHLY PAYMENT WITH TAXES AND INSURANCE  
ADDED IN \$575.56

(11) MONEY PAID IN ITEM # 9 EXCEPT FOR INTEREST  
WILL BE APPLIED TO THE PURCHASE OF PROPERTY NOT  
TO EXCEED \$ 42,000.00 OF PRINCIPLE.

AR. TN RS



*Brenda Y. Bobadilla*

(12) I'M FURNISHING ONE WINDOW A/C UNIT AND ONE  
INSIDE HEAT UNIT. I WILL DELIVER ONE MORE WINDOW  
A/C UNIT IN ABOUT TWO WEEKS.

(NAME ANGELA Rios LARA TENNANT  
D.L. 5707094 BIRTHDATE 01-27-83 .

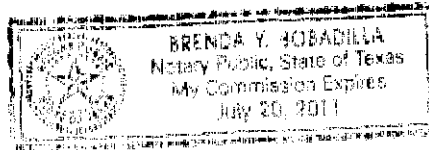
NAME \_\_\_\_\_ TENNANT

D.L. \_\_\_\_\_ BIRTHDATE \_\_\_\_\_

PHONE # \_\_\_\_\_

PAGE # 2

*Rodriguez* *Tracy*  
*Quetta*



*Brenda y Hobadilla*

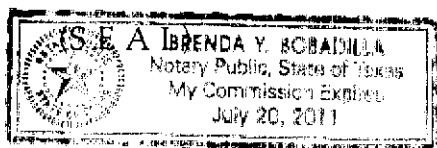
ORIGINAL  
SAMPLE FORMS

I. a. Acknowledgment — For individual

THE STATE OF TEXAS    ()  
COUNTY OF    ①    TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RODNEY SEIBLER  
Angela<sup>2</sup> J. Rios Lara  
known to me (or introduced to me by Brenda y Bobadilla<sup>3</sup>) to be the person  
whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed  
the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 15 day of October,  
2008 A.D.



Brenda y Bobadilla  
Notary Public - Signature

Notes:

- ① This is to be county where the notary is issuing the service. Regardless of the county of the instrument, this is to state the county where the notary is at the time of the notary signing and sealing.  
If another county is typed or printed in this space, draw a single line through the name, and enter the correct county.
- ② The name of the person who signed the instrument should be entered here.
- ③ If not personally known, or sufficiently identified to the notary, the signer may be introduced by someone known to the notary. In this case enter the name of the known party here, and have both sign in your record book, entering all identification for both parties. Check for spelling.
- ④ This is the date the notary is performing this official act. It is immaterial what date the instrument is effective or dates other than the date the notary is signing and sealing. If another date is typed or printed here, draw a single line through it and enter the correct date.
- ⑤ Sign exactly as commissioned.

II. SHORT FORMS FOR ACKNOWLEDGMENT:

(1) For a natural person acting in his or her own right:

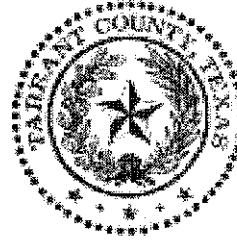
STATE OF TEXAS

COUNTY OF ① (1)

This instrument was acknowledged before me on ④ by ②.

(SEAL)

Notary Public - Signature



RODNEY SEIGLER  
375 BARGE POINT LANDING

POINT TX 75472

Submitter: RODNEY SEIGLER

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 10/20/2008 11:29 AM  
Instrument #: D208399448  
OPR 6 PGS \$32.00

By: \_\_\_\_\_



**D208399448**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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